

**15209 Prestwick Boulevard SE**  
**Calgary, Alberta**

**MLS # A2255729**



**\$729,000**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,563 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Dog Run Fenced In, Few Trees, Landscaped, Low Ma		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Cork, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** NA

UPDATE LIST: Roof (2019), Hot Water Tank (2020), Furnace (2021), Hoodfan (2024), Garage Control (2024), Microwave Oven (2024). Electric and Plumbing have both been updated by previous owner as well. Also FEATURING: 2 Gas Fireplaces, Central Air Conditioning, Irrigation system, Water Softener, Rear Oversized Double Attached Garage, 4 Bedrooms UP, 2nd Floor Laundry Room and Potential for future basement development by the next owner. Welcome to 15209 Prestwick Boulevard SE – A Family Home with Space, Comfort, and Community This beautifully maintained two-storey home in the heart of McKenzie Towne offers more than just living space – it offers a lifestyle. With an attached oversize double garage, a functional layout, and a community full of amenities at your doorstep, this home is perfect for families or anyone looking to balance comfort with convenience. Step inside and you’ll find a warm, open-concept main floor. A double-sided gas fireplace connects the bright living room with a versatile front flex space – perfect for an office, playroom, or dining area. The kitchen is a true hub of the home, featuring granite counters, stainless steel appliances, hardwood flooring, and plenty of room to cook and gather. Upstairs, you’ll discover FOUR full bedrooms – a rare find in McKenzie Towne. The primary bedroom is a private retreat with hardwood flooring, double sinks, quartz counters, a jetted soaker tub, and a separate shower. The additional oversized bedroom, complete with its own fireplace and office/study corner, makes for a cozy personal haven, while the other two bedrooms offer plenty of space for family or guests. The lower level is partially finished with electrical and framing, offering a head start for future development. Whether you envision a recreation space, home gym, or additional

living area, the basement is a blank canvas ready to bring your vision to life. Outside, the fully fenced backyard is landscaped for both beauty and function, with a deck for summer barbecues and a sprinkler system to keep everything lush and green. Why McKenzie Towne? This sought-after community is designed with small-town charm in mind. Tree-lined boulevards, walkable pathways, and vibrant gathering spots make it a neighborhood where families thrive. You'll be close to multiple schools, parks, and Inverness Pond — perfect for evening strolls or weekend bike rides. Just minutes away, 130th Avenue offers everything you need: grocery stores, restaurants, coffee shops, gyms, and major retailers. Easy access to Deerfoot Trail and Stoney Trail means quick commutes across the city, and South Health Campus is only a short drive away. With four bedrooms upstairs, flexible living spaces, and future basement development potential, this home delivers both immediate comfort and long-term value — all in one of Calgary's most beloved communities. Contact your favorite realtor today to book a showing before it is gone!